159.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,600 / 840,600
					USE VALUE:	840,600 / 840,600
					ASSESSED:	840,600 / 840,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKERT PHILIP M/KERRY L
Owner 2:	
Owner 3:	
Street 1:	145 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERGER ALAN -
Owner 2:	REITER ELAINE -
Street 1:	145 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	416,200	4,400	420,000	840,600
Total Card	0.138	416,200	4,400	420,000	840,600
Total Parcel	0.138	416,200	4,400	420,000	840,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.17 | /Parcel: 505.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,700	4400	6,000.	420,000	850,100	850,100	Year End Roll	12/18/2019
2019	101	FV	318,700	4400	6,000.	420,000	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	318,700	4400	6,000.	354,000	677,100	677,100	Year End Roll	12/20/2017
2017	101	FV	318,700	4400	6,000.	324,000	647,100	647,100	Year End Roll	1/3/2017
2016	101	FV	309,300	5700	6,000.	276,000	591,000	591,000	Year End	1/4/2016
2015	101	FV	297,200	5700	6,000.	240,000	542,900	542,900	Year End Roll	12/11/2014
2014	101	FV	297,200	5700	6,000.	222,000	524,900	524,900	Year End Roll	12/16/2013
2013	101	FV	297,200	5700	6,000.	211,200	514,100	514,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGER ALAN	53212-596		7/16/2009		493,500	No	No		
MELLY THOMAS WI	37510-150		12/30/2002		408,000	No	No		
	7788-194		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2018	154	Redo Bas	21,750	C				
8/24/2015	1152	Heat App	10,000		8/24/2015			Install heat, AC a
4/29/2015	413	Addition	125,400		4/28/2015			Remove existing ad
9/9/2014	1145	Manual	5,300		9/9/2014			Repairs to front e
9/9/2014	1145	Alterati	5,000					
5/9/2011	411	Redo Kit	47,680					& ADD HBTH & BUILD

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	BS	Barbara S
7/26/2016	Measured	PT	Paul T
7/26/2016	Left Notice	PT	Paul T
7/26/2016	Permit Visit	PT	Paul T
12/8/2008	Meas/Inspect	294	PATRIOT
3/6/2003	MLS	MM	Mary M
12/1/1999	Meas/Inspect	272	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

User Acct

105594

GIS Ref

GIS Ref

Insp Date

06/12/18

!12401!

PRINT

Date	Time
12/11/20	02:29:35

LAST REV

Date	Time
07/03/18	15:28:26

mmcmakin

PAT ACCT. 12401

USER DEFINED

Prior Id # 1:	105594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34078944
Const Adj.:	0.97757620
Adj $ / SQ:	163.840
Other Features:	96584
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436224
Depreciation:	20066
Depreciated Total:	416158

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

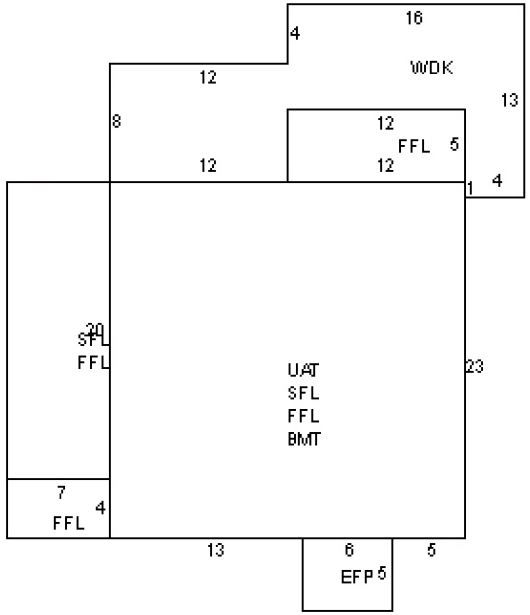
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	180.22
Special Features:	0	Val/Su Net:	166.35
Final Total:	416200	Val/Su SzAd	273.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	163.840	131,728
SFL	Second Floor	716	163.840	117,310
BMT	Basement	576	49.150	28,312
WDK	Deck	232	10.080	2,338
UAT	Upper Attic	144	126.160	18,167
EFP	Enclos Porch	30	70.970	2,129

Net Sketched Area: 2,502 | Total: 299,984

Size Ad 1520 | Gross Are 2934 | FinArea 1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1926	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	10X18	A	AV	2014	4.33	T	5	101			700			700

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400